



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC REVIEW OF A GENERAL PLAN AMENDMENT / SPECIFIC PLAN AMENDMENT

August 27, 2009

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Environmental Impact Report in accordance with the California Environmental Quality Act for the following project(s). These draft Environmental Impact Report(s) can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and at the public library(ies) listed below. Comments on these draft Environmental Impact Report(s) must be sent to the DPLU address listed above and should reference the project numbers and name.

THE MEADOWOOD PROJECT; GPA 04-002; SP 04-001; REZ 04-004; TM 5354; S 04-005; S 04-006, S04-007; MUP 08-023; LOG NO. 04-02-004; SCH NO.

2004051028. The Proposed Project entails the development of a residential community of up to 866 units with an overall density of 2.3 dwelling units per acre (du/ac). Residential density within the planning areas ranges from 2.7 du/ac for the single-family units, to 13.5 du/ac for a portion of the multi-family units. The Proposed Project will consist of a mix of single-family and multi-family units, an elementary school site, a neighborhood park, pocket parks, 5.9 miles of multi-use trails and supporting infrastructure, including a wastewater treatment plant (WWTP), water storage reservoirs, and nine detention basins. Open space is proposed to retain 49.3 acres of the existing citrus and avocado groves, along with 122.4 acres of sensitive biological habitat.

Development of the Proposed Project will be phased over several years. Phasing would be coordinated with the availability of water, sewer, fire protection, and school services.

Currently, the Proposed Project is partially within the San Luis Rey Municipal Water District (SLRMWD) and the remaining portion is not within the jurisdiction of any water or wastewater service provider. The Local Agency Formation Commission (LAFCO) will examine the suitability of the three agencies in the project vicinity, the SLRMWD, the Rainbow Municipal Water District (RMWD), and the Valley Center Municipal Water District (VCMWD), as potential service providers. Upon LAFCO's determination, the Proposed Project must be annexed into the appropriate Municipal Water District (MWD), as well as into the San Diego County Water Authority (SDCWA) and the Metropolitan Water District of Southern California (MET). Regardless of the MWD that is selected, the applicant would construct all needed water and wastewater facilities to serve the Proposed Project. In addition, annexation of the Proposed Project into the North County Fire Protection District (NCFPD) for fire protection services, into a MWD for water and wastewater service, and into the SDCWA and the MET for water service requires LAFCO's approval.

The proposed 389.5-acre Meadowood Project Site is located just north of State Route 76 (SR-76), approximately one-quarter mile east of Interstate 15 (I-15) in the Fallbrook Community Planning Area.

The draft Environmental Impact Report identified significant environmental impacts to Aesthetics, Air Quality, Transportation/Traffic, Biological Resources, Agricultural Resources, Geology and Soils, Cultural Resources, Noise and Hazards/Hazardous Materials. Comments on this proposed draft Environmental Impact Report and the General Plan Amendment and/or Specific Plan Amendment must be received no later than October 12, 2009, at 4:00 p.m. (a 45 day public review period). This draft Environmental Impact Report can also be reviewed at the following libraries: (1) Fallbrook Library located at 124 S. Mission Rd., Fallbrook, CA 92028, (2) Vista Library located at 700 Eucalyptus Ave., Vista, CA 92084 and the (3) Valley Center Library located at 29200 Cole Grade Rd., Valley Center, CA 92082. For additional information, please contact Dennis Campbell (858) 505-6380 or by e-mail at Dennis.Campbell@sdcounty.ca.gov.